HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Edmonton CMA

Date Released: October 2015

Housing market intelligence you can count on

Canada

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Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insights***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insights*** will be released shortly.

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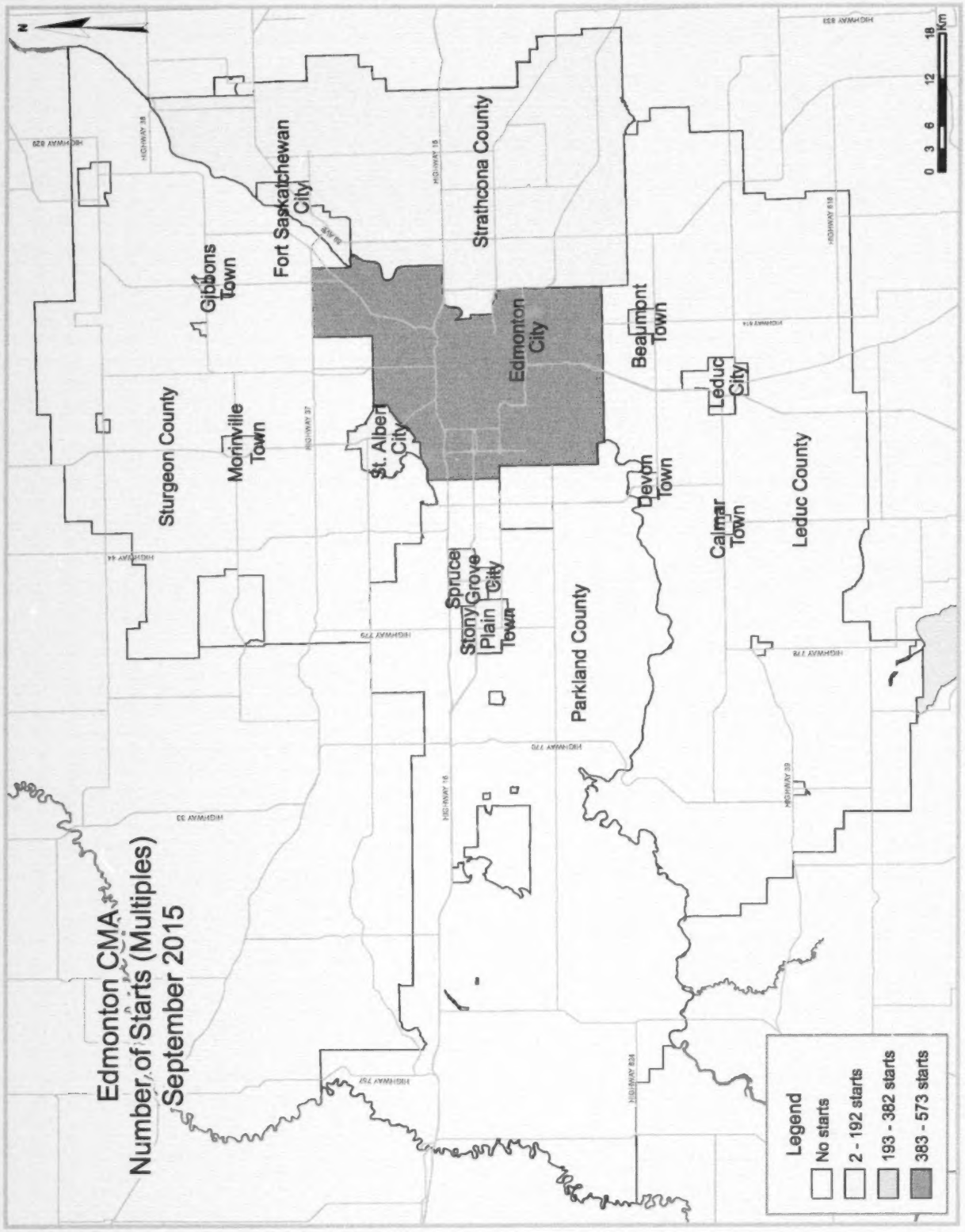
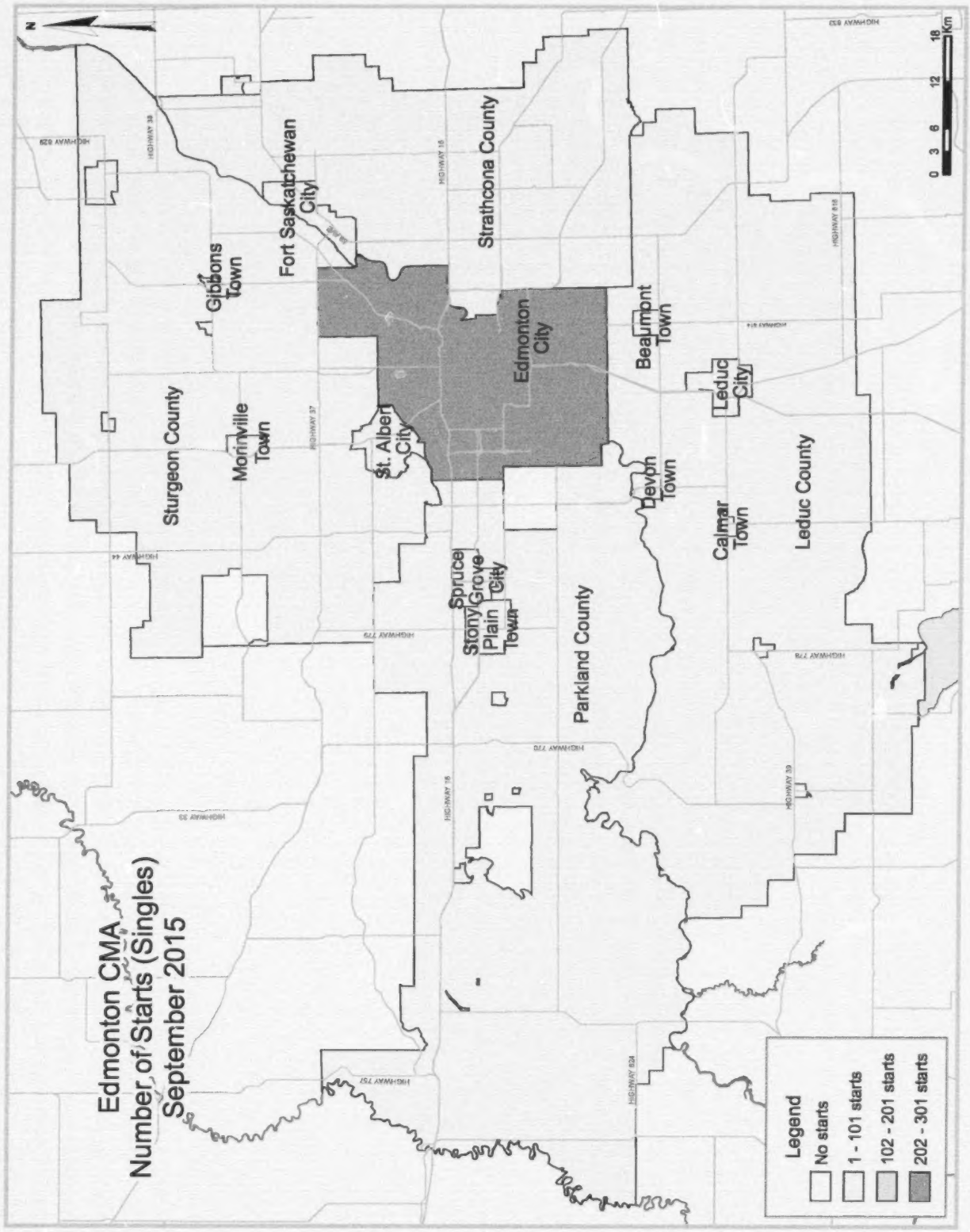
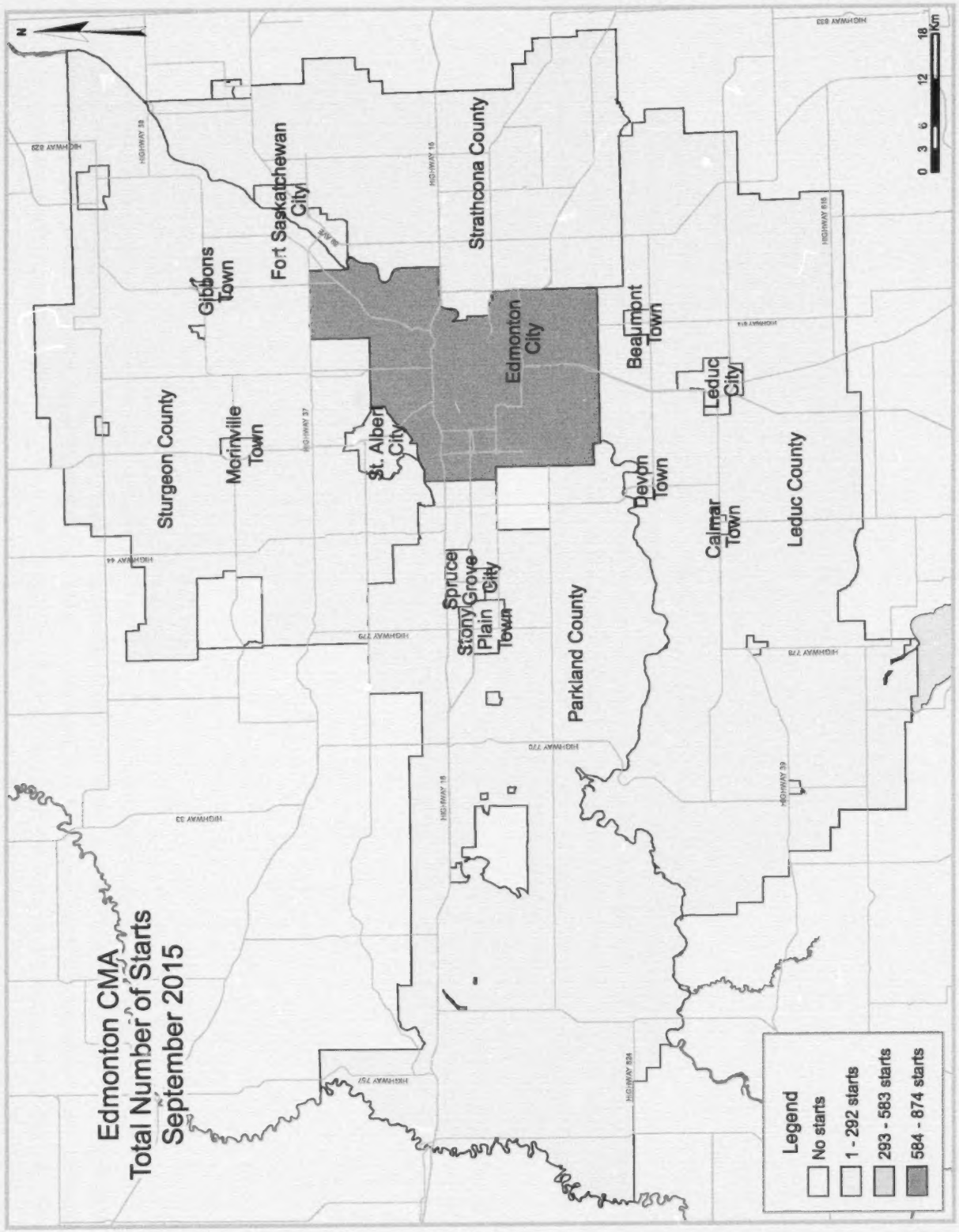
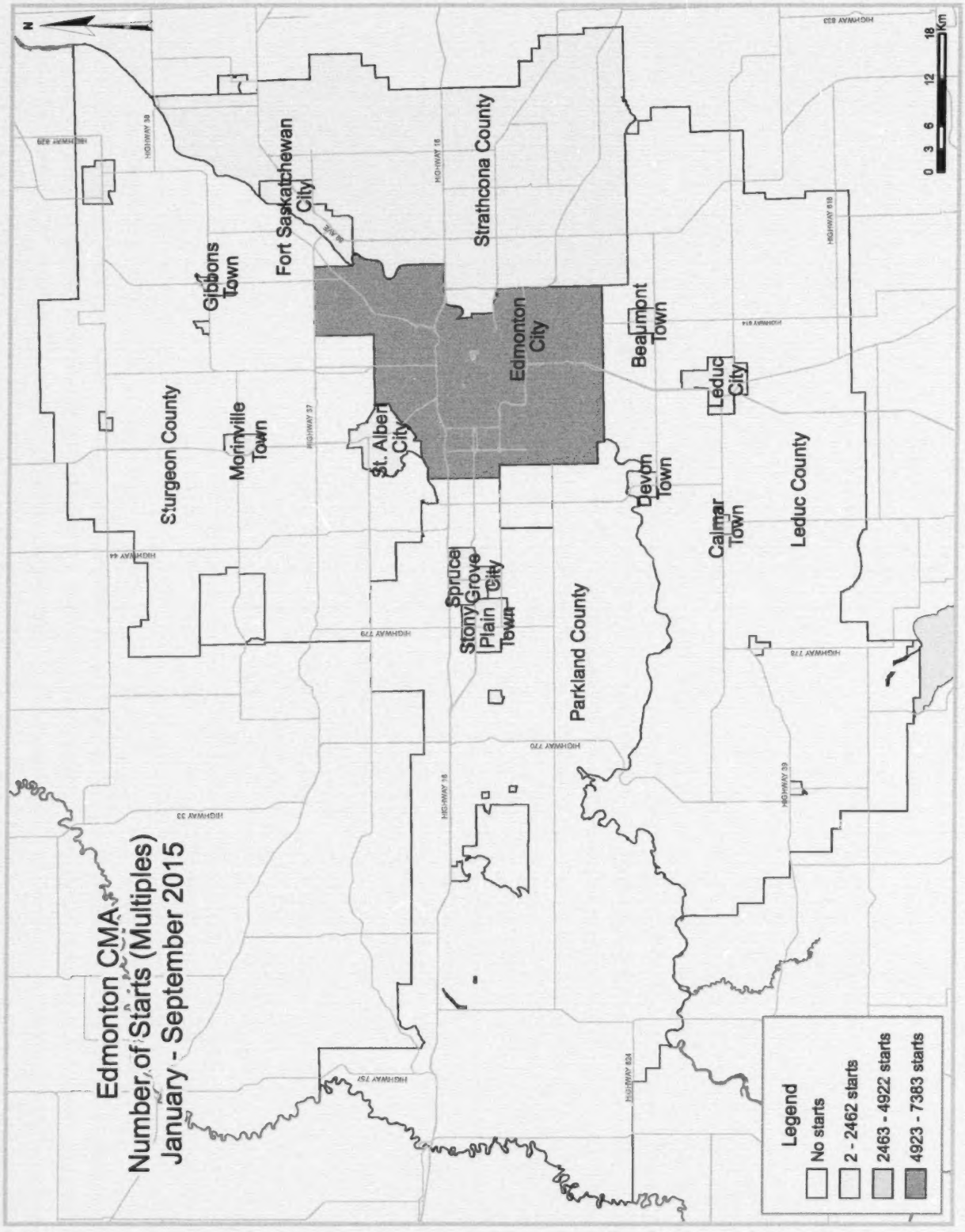
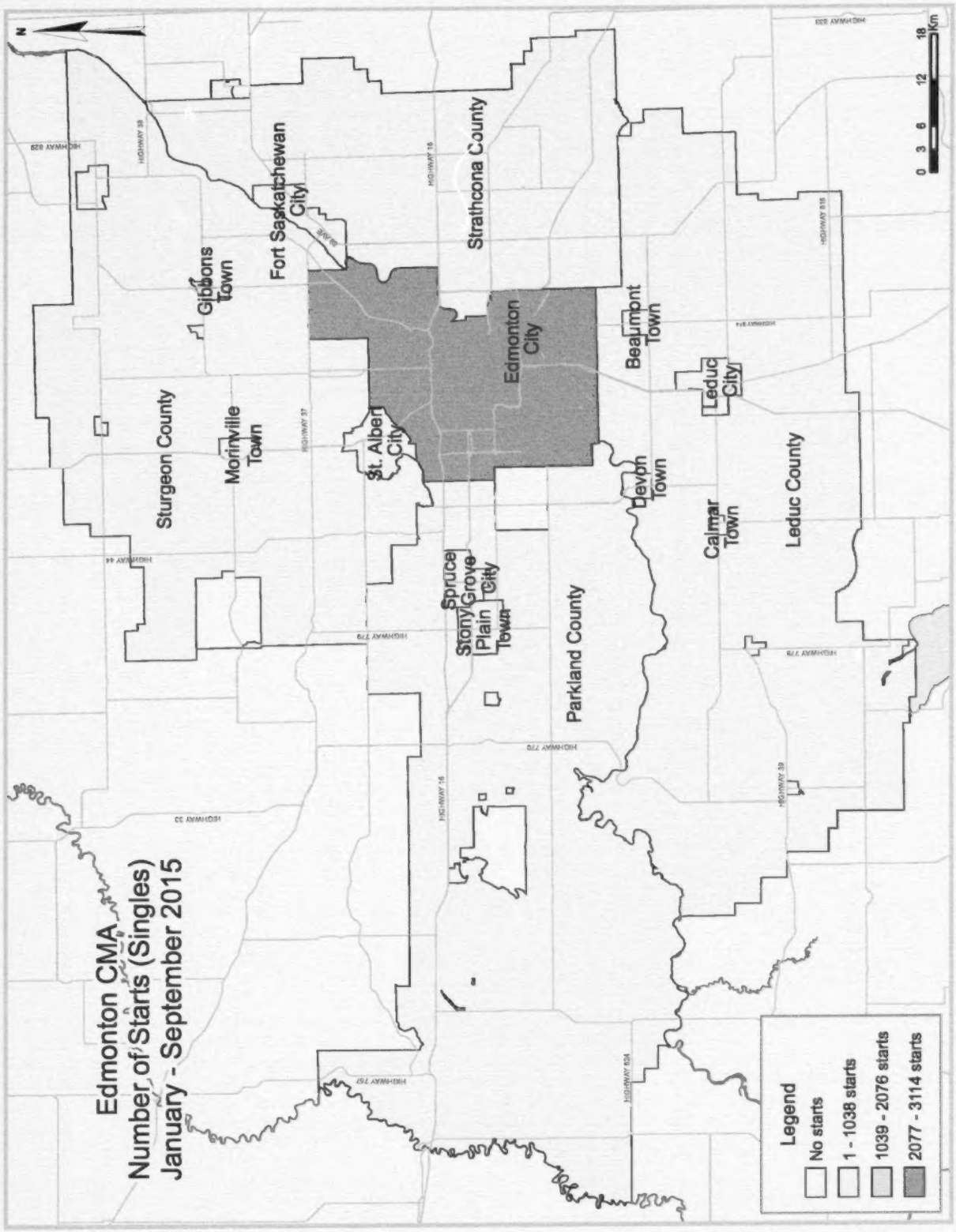
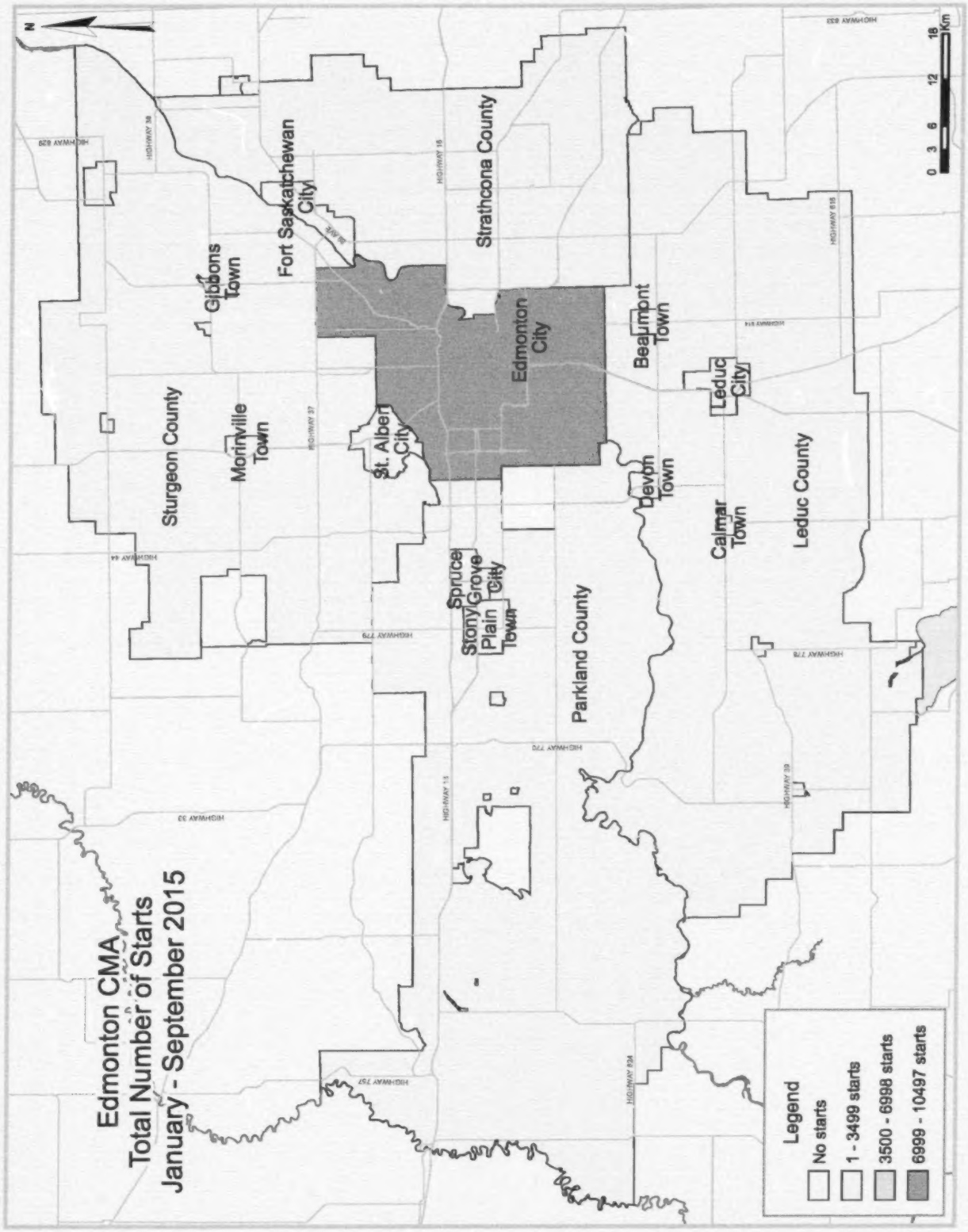

Edmonton CMA
Number of Starts (Multiples)
September 2015
Legend
No starts
2 - 192 starts
193 - 382 starts
383 - 573 starts
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
0 3 6 12 18 Km


Edmonton CMA
Number of Starts (Singles)
September 2015
Legend
No starts
1 - 101 starts
102 - 201 starts
202 - 301 starts
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
0 3 6 12 18 Km


Edmonton CMA
Total Number of Starts
September 2015
Legend
No starts
1 - 292 starts
293 - 583 starts
584 - 874 starts
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
HIGHWAY 28
HIGHWAY 15
HIGHWAY 18
HIGHWAY 37
HIGHWAY 44
HIGHWAY 779
HIGHWAY 770
HIGHWAY 39
HIGHWAY 33
HIGHWAY 16
HIGHWAY 824
HIGHWAY 750
0 3 6 12 18 Km


Edmonton CMA
Number of Starts (Multiples)
January - September 2015
Legend
No starts
2 - 2462 starts
2463 - 4922 starts
4923 - 7383 starts
Km
0 3 6 12 18
N
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
HIGHWAY 16
HIGHWAY 37
HIGHWAY 770
HIGHWAY 39


Edmonton CMA
Number of Starts (Singles)
January - September 2015
Legend
No starts
1 - 1038 starts
1039 - 2076 starts
2077 - 3114 starts
Km
0 3 6 12 18
N
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
HIGHWAY 16
HIGHWAY 37
HIGHWAY 39
HIGHWAY 60
HIGHWAY 770
HIGHWAY 779
HIGHWAY 814
HIGHWAY 816
HIGHWAY 820
HIGHWAY 824
HIGHWAY 825
HIGHWAY 833
HIGHWAY 834
HIGHWAY 836
HIGHWAY 837


Edmonton CMA
Total Number of Starts
January - September 2015
Legend
No starts
1 - 3499 starts
3500 - 6998 starts
6999 - 10497 starts
Km
0 3 6 12 18
N
Strathcona County
Fort Saskatchewan City
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) September 2015		
Edmonton CMA[1]	August 2015	September 2015
Trend[2]	16,858	15,471
SAAR	14,540	13,465
	September 2014	September 2015
Actual		
September - Single-Detached	616	452
September - Multiples	684	694
September - Total	1,300	1,146
January to September - Single-Detached	4,924	4,495
January to September - Multiples	5,114	9,004
January to September - Total	10,038	13,499

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Edmonton CMA
September 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
September 2015	448	174	30	2	29	345	91	27	1,146
September 2014	616	226	37	0	47	82	4	288	1,300
% Change	-27.3	-23.0	-18.9	n/a	-38.3	**	**	-90.6	-11.8
Year-to-date 2015	4,467	1,804	609	26	966	3,386	205	2,036	13,499
Year-to-date 2014	4,921	1,892	356	2	619	1,265	9	974	10,038
% Change	-9.2	-4.7	71.1	**	56.1	167.7	**	109.0	34.5
UNDER CONSTRUCTION									
September 2015	3,935	1,660	517	7	931	5,311	330	3,028	15,719
September 2014	4,418	1,730	436	7	1,003	4,177	21	2,773	14,565
% Change	-10.9	-4.0	18.6	0.0	-7.2	27.1	**	9.2	7.9
COMPLETIONS									
September 2015	519	154	47	1	132	580	8	203	1,644
September 2014	423	142	12	0	48	79	2	118	824
% Change	22.7	8.5	**	n/a	175.0	**	**	72.0	99.5
Year-to-date 2015	5,211	1,782	402	13	911	1,913	93	1,975	12,300
Year-to-date 2014	4,454	1,488	268	1	574	836	12	1,840	9,473
% Change	17.0	19.8	50.0	**	58.7	128.8	**	7.3	29.8
COMPLETED & NOT ABSORBED									
September 2015	625	309	31	0	65	239	n/a	n/a	1,269
September 2014	525	168	22	1	83	197	n/a	n/a	996
% Change	19.0	83.9	40.9	-100.0	-21.7	21.3	n/a	n/a	27.4
ABSORBED									
September 2015	492	143	29	2	120	521	n/a	n/a	1,307
September 2014	437	154	10	1	41	83	n/a	n/a	726
% Change	12.6	-7.1	190.0	100.0	192.7	**	n/a	n/a	80.0
Year-to-date 2015	5,107	1,701	281	14	864	1,821	n/a	n/a	9,788
Year-to-date 2014	4,547	1,527	281	1	649	905	n/a	n/a	7,910
% Change	12.3	11.4	0.0	**	33.1	101.2	n/a	n/a	23.7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
September 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Edmonton City									
September 2015	299	134	14	2	14	345	39	27	874
September 2014	424	156	37	0	18	82	0	224	941
Beaumont Town									
September 2015	13	12	0	0	0	0	36	0	61
September 2014	19	2	0	0	0	0	0	0	21
Devon Town									
September 2015	1	0	0	0	0	0	0	0	1
September 2014	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
September 2015	7	0	0	0	9	0	14	0	30
September 2014	20	22	0	0	5	0	0	0	47
Leduc City									
September 2015	20	0	0	0	0	0	0	0	20
September 2014	26	14	0	0	6	0	4	0	50
Leduc County									
September 2015	16	0	0	0	0	0	0	0	16
September 2014	13	0	0	0	0	0	0	0	13
Morinville Town									
September 2015	6	8	0	0	0	0	0	0	14
September 2014	10	0	0	0	0	0	0	0	10
Parkland County									
September 2015	10	0	0	0	0	0	0	0	10
September 2014	19	0	0	0	0	0	0	0	19
Spruce Grove City									
September 2015	13	8	16	0	0	0	0	0	37
September 2014	27	10	0	0	10	0	0	0	47
St. Albert City									
September 2015	14	2	0	0	0	0	2	0	18
September 2014	13	6	0	0	0	0	0	0	19
Stony Plain Town									
September 2015	5	4	0	0	0	0	0	0	9
September 2014	1	12	0	0	0	0	0	0	13
Strathcona County									
September 2015	30	6	0	0	6	0	0	0	42
September 2014	21	4	0	0	8	0	0	64	97
Sturgeon County									
September 2015	11	0	0	0	0	0	0	0	11
September 2014	20	0	0	0	0	0	0	0	20
Remainder of the CMA									
September 2015	3	0	0	0	0	0	0	0	3
September 2014	3	0	0	0	0	0	0	0	3
First Nations									
September 2015	0	0	0	0	0	0	0	0	0
September 2014	0	0	0	0	0	0	0	0	0
Edmonton CMA									
September 2015	448	174	30	2	29	345	91	27	1,146
September 2014	616	226	37	0	47	82	4	288	1,300

Table 1.2: Housing Activity Summary by Submarket
September 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Edmonton City									
September 2015	2,618	1,218	430	5	740	4,488	120	2,537	12,156
September 2014	2,977	1,288	328	7	776	3,766	5	1,986	11,133
Beaumont Town									
September 2015	122	34	24	0	0	8	36	126	350
September 2014	117	22	0	0	0	0	0	0	139
Devon Town									
September 2015	6	2	0	0	0	0	0	0	8
September 2014	4	2	0	0	0	0	0	0	6
Fort Saskatchewan City									
September 2015	108	90	3	0	26	0	89	96	412
September 2014	161	66	4	0	22	0	0	71	324
Leduc City									
September 2015	179	50	29	0	26	160	8	90	542
September 2014	220	116	43	0	33	160	12	0	584
Leduc County									
September 2015	108	0	0	0	0	0	0	0	108
September 2014	121	0	0	0	0	0	0	0	121
Morinville Town									
September 2015	32	18	0	0	0	0	0	36	86
September 2014	37	2	3	0	0	0	0	73	115
Parkland County									
September 2015	128	2	0	0	0	0	0	0	130
September 2014	106	4	0	0	0	0	0	0	110
Spruce Grove City									
September 2015	152	138	27	0	39	140	0	0	496
September 2014	192	114	52	0	34	0	0	247	639
St. Albert City									
September 2015	106	36	0	0	54	119	2	110	427
September 2014	126	12	0	0	72	193	0	188	591
Stony Plain Town									
September 2015	48	28	0	0	16	122	71	0	285
September 2014	54	52	6	0	11	0	0	0	123
Strathcona County									
September 2015	203	42	0	2	30	274	0	29	580
September 2014	185	52	0	0	55	58	0	208	558
Sturgeon County									
September 2015	84	0	0	0	0	0	0	0	84
September 2014	74	0	0	0	0	0	0	0	74
Remainder of the CMA									
September 2015	41	2	4	0	0	0	4	4	55
September 2014	44	0	0	0	0	0	4	0	48
First Nations									
September 2015	0	0	0	0	0	0	0	0	0
September 2014	0	0	0	0	0	0	0	0	0
Edmonton CMA									
September 2015	3,935	1,660	517	7	931	5,311	330	3,028	15,719
September 2014	4,418	1,730	436	7	1,003	4,177	21	2,773	14,565

Table 1.2: Housing Activity Summary by Submarket
September 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Edmonton City									
September 2015	351	100	47	1	107	580	3	125	1,314
September 2014	313	104	8	0	26	79	2	118	650
Beaumont Town									
September 2015	5	2	0	0	0	0	0	0	7
September 2014	10	6	0	0	0	0	0	0	16
Devon Town									
September 2015	1	0	0	0	0	0	0	0	1
September 2014	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
September 2015	35	16	0	0	0	0	5	0	56
September 2014	31	6	0	0	0	0	0	0	37
Leduc City									
September 2015	3	2	0	0	17	0	0	14	36
September 2014	9	4	4	0	14	0	0	0	31
Leduc County									
September 2015	26	0	0	0	0	0	0	0	26
September 2014	9	0	0	0	0	0	0	0	9
Morinville Town									
September 2015	6	0	0	0	0	0	0	0	6
September 2014	2	0	0	0	0	0	0	0	2
Parkland County									
September 2015	6	0	0	0	0	0	0	0	6
September 2014	7	0	0	0	0	0	0	0	7
Spruce Grove City									
September 2015	23	18	0	0	4	0	0	0	45
September 2014	7	4	0	0	0	0	0	0	11
St. Albert City									
September 2015	12	0	0	0	0	0	0	0	12
September 2014	5	2	0	0	2	0	0	0	9
Stony Plain Town									
September 2015	11	4	0	0	0	0	0	0	15
September 2014	2	0	0	0	0	0	0	0	2
Strathcona County									
September 2015	18	10	0	0	4	0	0	64	96
September 2014	20	16	0	0	6	0	0	0	42
Sturgeon County									
September 2015	10	0	0	0	0	0	0	0	10
September 2014	5	0	0	0	0	0	0	0	5
Remainder of the CMA									
September 2015	12	2	0	0	0	0	0	0	14
September 2014	3	0	0	0	0	0	0	0	3
First Nations									
September 2015	0	0	0	0	0	0	0	0	0
September 2014	0	0	0	0	0	0	0	0	0
Edmonton CMA									
September 2015	519	154	47	1	132	580	8	203	1,644
September 2014	423	142	12	0	48	79	2	118	824

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
September 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Edmonton City									
September 2015	338	151	17	0	21	211	n/a	n/a	738
September 2014	254	105	8	1	32	150	n/a	n/a	550
Beaumont Town									
September 2015	21	0	3	0	0	0	n/a	n/a	24
September 2014	25	2	1	0	0	0	n/a	n/a	28
Devon Town									
September 2015	1	0	0	0	0	0	n/a	n/a	1
September 2014	0	0	0	0	0	0	n/a	n/a	0
Fort Saskatchewan City									
September 2015	62	35	2	0	1	0	n/a	n/a	100
September 2014	42	12	0	0	1	0	n/a	n/a	55
Leduc City									
September 2015	50	21	0	0	9	0	n/a	n/a	80
September 2014	33	5	10	0	17	0	n/a	n/a	65
Leduc County									
September 2015	5	0	0	0	0	0	n/a	n/a	5
September 2014	6	0	0	0	0	0	n/a	n/a	6
Morinville Town									
September 2015	7	0	0	0	0	0	n/a	n/a	7
September 2014	2	0	1	0	0	0	n/a	n/a	3
Parkland County									
September 2015	4	1	0	0	0	0	n/a	n/a	5
September 2014	12	2	0	0	0	0	n/a	n/a	14
Spruce Grove City									
September 2015	40	54	3	0	8	28	n/a	n/a	133
September 2014	53	22	2	0	5	47	n/a	n/a	129
St. Albert City									
September 2015	32	13	0	0	3	0	n/a	n/a	48
September 2014	37	2	0	0	9	0	n/a	n/a	48
Stony Plain Town									
September 2015	28	21	6	0	5	0	n/a	n/a	60
September 2014	22	7	0	0	9	0	n/a	n/a	38
Strathcona County									
September 2015	32	13	0	0	18	0	n/a	n/a	63
September 2014	33	11	0	0	10	0	n/a	n/a	54
Sturgeon County									
September 2015	0	0	0	0	0	0	n/a	n/a	0
September 2014	0	0	0	0	0	0	n/a	n/a	0
Remainder of the CMA									
September 2015	5	0	0	0	0	0	n/a	n/a	5
September 2014	6	0	0	0	0	0	n/a	n/a	6
First Nations									
September 2015	0	0	0	0	0	0	n/a	n/a	0
September 2014	0	0	0	0	0	0	n/a	n/a	0
Edmonton CMA									
September 2015	625	309	31	0	65	239	n/a	n/a	1,269
September 2014	525	168	22	1	83	197	n/a	n/a	996

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
September 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Edmonton City									
September 2015	324	94	27	2	95	520	n/a	n/a	1,062
September 2014	338	109	8	1	31	80	n/a	n/a	567
Beaumont Town									
September 2015	5	2	0	0	0	0	n/a	n/a	7
September 2014	5	7	0	0	0	0	n/a	n/a	12
Devon Town									
September 2015	1	0	0	0	0	0	n/a	n/a	1
September 2014	0	0	0	0	0	0	n/a	n/a	0
Fort Saskatchewan City									
September 2015	22	7	0	0	0	0	n/a	n/a	29
September 2014	24	6	0	0	0	0	n/a	n/a	30
Leduc City									
September 2015	12	7	2	0	15	0	n/a	n/a	36
September 2014	11	5	1	0	0	0	n/a	n/a	17
Leduc County									
September 2015	26	0	0	0	0	0	n/a	n/a	26
September 2014	7	0	0	0	0	0	n/a	n/a	7
Morinville Town									
September 2015	6	0	0	0	0	0	n/a	n/a	6
September 2014	1	0	1	0	0	0	n/a	n/a	2
Parkland County									
September 2015	7	0	0	0	0	0	n/a	n/a	7
September 2014	7	0	0	0	0	0	n/a	n/a	7
Spruce Grove City									
September 2015	23	18	0	0	4	1	n/a	n/a	46
September 2014	10	14	0	0	0	2	n/a	n/a	26
St. Albert City									
September 2015	16	0	0	0	0	0	n/a	n/a	16
September 2014	6	2	0	0	4	1	n/a	n/a	13
Stony Plain Town									
September 2015	10	3	0	0	0	0	n/a	n/a	13
September 2014	1	1	0	0	0	0	n/a	n/a	2
Strathcona County									
September 2015	18	10	0	0	6	0	n/a	n/a	34
September 2014	17	10	0	0	6	0	n/a	n/a	33
Sturgeon County									
September 2015	10	0	0	0	0	0	n/a	n/a	10
September 2014	5	0	0	0	0	0	n/a	n/a	5
Remainder of the CMA									
September 2015	12	2	0	0	0	0	n/a	n/a	14
September 2014	5	0	0	0	0	0	n/a	n/a	5
First Nations									
September 2015	0	0	0	0	0	0	n/a	n/a	0
September 2014	0	0	0	0	0	0	n/a	n/a	0
Edmonton CMA									
September 2015	492	143	29	2	120	521	n/a	n/a	1,307
September 2014	437	154	10	1	41	83	n/a	n/a	726

Table 1.3: History of Housing Starts of Edmonton CMA 2005 - 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2014	6,827	2,532	411	4	873	1,646	65	1,514	13,872
% Change	14.5	30.1	-13.7	-33.3	-16.9	-47.3	-21.7	-25.9	-5.6
2013	5,964	1,946	476	6	1,050	3,121	83	2,043	14,689
% Change	5.5	-1.9	144.1	50.0	-1.0	57.4	**	5.1	14.4
2012	5,654	1,984	195	4	1,061	1,983	12	1,944	12,837
% Change	13.0	59.0	50.0	-73.3	45.7	42.5	200.0	139.1	37.6
2011	5,002	1,248	130	15	728	1,392	4	813	9,332
% Change	-17.4	7.8	4.0	87.5	-12.1	-4.9	-89.5	185.3	-6.3
2010	6,054	1,158	125	8	828	1,463	38	285	9,959
% Change	55.9	25.3	-9.4	-42.9	36.2	**	**	-2.7	57.7
2009	3,883	924	138	14	608	453	4	293	6,317
% Change	49.1	50.5	200.0	**	-18.6	-81.9	-81.0	**	-4.5
2008	2,604	614	46	2	747	2,507	21	74	6,615
% Change	-65.9	-51.7	-11.5	-93.1	-54.6	-35.0	-44.7	-79.2	-55.6
2007	7,644	1,270	52	29	1,644	3,856	38	355	14,888
% Change	-15.4	18.0	6.1	-3.3	54.4	11.9	**	36.0	-0.5
2006	9,032	1,076	49	30	1,065	3,445	12	261	14,970
% Change	19.1	52.0	**	-11.8	-5.2	11.2	-84.4	-60.7	12.6
2005	7,586	708	3	34	1,124	3,098	77	664	13,294

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
September 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2015	Sept 2014	Sept 2015	Sept 2014	Sept 2015	Sept 2014	Sept 2015	Sept 2014	Sept 2015	Sept 2014	% Change
Edmonton City	301	424	138	158	63	53	372	306	874	941	-7.1
Beaumont Town	13	19	12	2	36	0	0	0	61	21	190.5
Calmar Town	1	2	0	0	0	0	0	0	1	2	-50.0
Devon Town	1	0	0	0	0	0	0	0	1	0	n/a
Fort Saskatchewan City	7	20	0	22	23	5	0	0	30	47	-36.2
Gibbons Town	1	0	0	0	0	0	0	0	1	0	n/a
Leduc City	20	26	0	14	0	10	0	0	20	50	-60.0
Leduc County	16	13	0	0	0	0	0	0	16	13	23.1
Morinville Town	6	10	8	0	0	0	0	0	14	10	40.0
Parkland County	10	19	0	0	0	0	0	0	10	19	-47.4
Spruce Grove City	13	27	8	10	16	10	0	0	37	47	-21.3
St. Albert City	16	13	2	6	0	0	0	0	18	19	-5.3
Stony Plain Town	5	1	4	12	0	0	0	0	9	13	-30.8
Strathcona County	30	21	12	12	0	0	0	64	42	97	-56.7
Sturgeon County	11	20	0	0	0	0	0	0	11	20	-45.0
Remainder of the CMA	1	1	0	0	0	0	0	0	1	1	0.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	452	616	184	236	138	78	372	370	1,146	1,300	-11.8

Table 2.1: Starts by Submarket and by Dwelling Type
- January - September 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Edmonton City	3,114	3,432	1,386	1,432	1,306	601	4,691	1,624	10,497	7,089	48.1
Beaumont Town	109	101	34	22	63	3	134	0	340	126	169.8
Calmar Town	11	19	0	0	4	0	0	0	15	19	-21.1
Devon Town	5	4	2	2	0	0	0	0	7	6	16.7
Fort Saskatchewan City	144	210	132	96	79	16	96	0	451	322	40.1
Gibbons Town	1	7	0	0	0	0	0	0	1	7	-85.7
Leduc City	157	203	52	124	67	82	14	0	290	409	-29.1
Leduc County	102	79	0	0	0	0	0	0	102	79	29.1
Morinville Town	34	41	18	2	4	3	0	36	56	82	-31.7
Parkland County	118	115	0	6	0	0	0	0	118	121	-2.5
Spruce Grove City	189	242	148	132	41	96	72	104	450	574	-21.6
St. Albert City	121	146	42	56	5	22	16	231	184	455	-59.6
Stony Plain Town	77	68	52	58	45	12	150	0	324	138	134.8
Strathcona County	211	165	100	92	0	18	245	208	556	483	15.1
Sturgeon County	82	75	0	0	0	0	0	0	82	75	9.3
Remainder of the CMA	20	17	2	0	0	0	4	36	26	53	-50.9
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	4,495	4,924	1,968	2,022	1,614	853	5,422	2,239	13,499	10,038	34.5

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
September 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2015	Sept 2014	Sept 2015	Sept 2014	Sept 2015	Sept 2014	Sept 2015	Sept 2014
Edmonton City	24	53	39	0	345	82	27	224
Beaumont Town	0	0	36	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	9	5	14	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	6	0	4	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	16	10	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	0	0	0	0	0	0	0	64
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	49	74	89	4	345	82	27	288

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - September 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Edmonton City	1,197	601	109	0	2,924	1,144	1,767	480
Beaumont Town	27	3	36	0	8	0	126	0
Calmar Town	0	0	4	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	25	16	54	0	0	0	96	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	67	74	0	8	0	0	14	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	4	3	0	0	0	0	0	36
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	41	96	0	0	72	0	0	104
St. Albert City	5	22	0	0	16	121	0	110
Stony Plain Town	45	12	0	0	150	0	0	0
Strathcona County	0	18	0	0	216	0	29	208
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	4	36
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	1,411	845	203	8	3,386	1,265	2,036	974

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
September 2015

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2015	Sept 2014	Sept 2015	Sept 2014	Sept 2015	Sept 2014	Sept 2015	Sept 2014
Edmonton City	447	617	361	100	66	224	874	941
Beaumont Town	25	21	0	0	36	0	61	21
Calmar Town	1	2	0	0	0	0	1	2
Devon Town	1	0	0	0	0	0	1	0
Fort Saskatchewan City	7	42	9	5	14	0	30	47
Gibbons Town	1	0	0	0	0	0	1	0
Leduc City	20	40	0	6	0	4	20	50
Leduc County	16	13	0	0	0	0	16	13
Morinville Town	14	10	0	0	0	0	14	10
Parkland County	10	19	0	0	0	0	10	19
Spruce Grove City	37	37	0	10	0	0	37	47
St. Albert City	16	19	0	0	2	0	18	19
Stony Plain Town	9	13	0	0	0	0	9	13
Strathcona County	36	25	6	8	0	64	42	97
Sturgeon County	11	20	0	0	0	0	11	20
Remainder of the CMA	1	1	0	0	0	0	1	1
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	652	879	376	129	118	292	1,146	1,300

Table 2.5: Starts by Submarket and by Intended Market
January - September 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Edmonton City	4,869	5,028	3,752	1,580	1,876	481	10,497	7,089
Beaumont Town	170	126	8	0	162	0	340	126
Calmar Town	11	19	0	0	4	0	15	19
Devon Town	7	6	0	0	0	0	7	6
Fort Saskatchewan City	275	300	26	22	150	0	451	322
Gibbons Town	1	7	0	0	0	0	1	7
Leduc City	239	368	37	33	14	8	290	409
Leduc County	102	79	0	0	0	0	102	79
Morinville Town	52	46	4	0	0	36	56	82
Parkland County	118	121	0	0	0	0	118	121
Spruce Grove City	368	448	82	22	0	104	450	574
St. Albert City	157	162	25	183	2	110	184	455
Stony Plain Town	132	132	192	6	0	0	324	138
Strathcona County	275	235	252	40	29	208	556	483
Sturgeon County	82	75	0	0	0	0	82	75
Remainder of the CMA	22	17	0	0	4	36	26	53
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	6,880	7,169	4,378	1,886	2,241	983	13,499	10,038

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
September 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2015	Sept 2014	Sept 2015	Sept 2014	Sept 2015	Sept 2014	Sept 2015	Sept 2014	Sept 2015	Sept 2014	% Change
Edmonton City	352	313	108	106	149	34	705	197	1,314	650	102.2
Beaumont Town	5	10	2	6	0	0	0	0	7	16	-56.3
Calmar Town	6	0	0	0	0	0	0	0	6	0	n/a
Devon Town	1	0	0	0	0	0	0	0	1	0	n/a
Fort Saskatchewan City	35	31	16	6	5	0	0	0	56	37	51.4
Gibbons Town	1	2	0	0	0	0	0	0	1	2	-50.0
Leduc City	3	9	2	4	17	18	14	0	36	31	16.1
Leduc County	26	9	0	0	0	0	0	0	26	9	188.9
Morinville Town	6	2	0	0	0	0	0	0	6	2	200.0
Parkland County	6	7	0	0	0	0	0	0	6	7	-14.3
Spruce Grove City	23	7	18	4	4	0	0	0	45	11	**
St. Albert City	12	5	0	4	0	0	0	0	12	9	33.3
Stony Plain Town	11	2	4	0	0	0	0	0	15	2	**
Strathcona County	18	20	14	16	0	6	64	0	96	42	128.6
Sturgeon County	10	5	0	0	0	0	0	0	10	5	100.0
Remainder of the CMA	5	1	2	0	0	0	0	0	7	1	**
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	520	423	166	146	175	58	783	197	1,644	824	99.5

Table 3.1: Completions by Submarket and by Dwelling Type
January - September 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Edmonton City	3,617	2,985	1,330	1,174	1,017	426	3,269	1,911	9,233	6,496	42.1
Beaumont Town	103	103	24	38	4	42	0	104	131	287	-54.4
Calmar Town	21	17	0	0	0	0	0	0	21	17	23.5
Devon Town	5	2	0	0	0	0	0	0	5	2	150.0
Fort Saskatchewan City	184	183	112	70	16	0	0	71	312	324	-3.7
Gibbons Town	7	17	0	0	0	0	0	0	7	17	-58.8
Leduc City	210	197	100	64	137	86	14	0	461	347	32.9
Leduc County	120	70	0	0	0	0	0	0	120	70	71.4
Morinville Town	63	33	2	0	11	16	0	0	76	49	55.1
Parkland County	113	152	4	2	0	0	0	0	117	154	-24.0
Spruce Grove City	252	218	168	132	45	92	247	92	712	535	33.1
St. Albert City	148	123	40	42	7	0	150	428	345	593	-41.8
Stony Plain Town	75	63	44	22	15	14	0	34	134	133	0.8
Strathcona County	193	182	88	84	20	37	208	0	509	303	68.0
Sturgeon County	96	90	0	0	0	0	0	0	96	90	6.7
Remainder of the CMA	19	20	2	0	0	0	0	36	21	56	-62.5
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	5,226	4,455	1,914	1,628	1,272	714	3,888	2,676	12,300	9,473	29.8

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
September 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2015	Sept 2014	Sept 2015	Sept 2014	Sept 2015	Sept 2014	Sept 2015	Sept 2014
Edmonton City	146	34	3	0	580	79	125	118
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	5	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	17	18	0	0	0	0	14	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	4	0	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	0	6	0	0	0	0	64	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	167	58	8	0	580	79	203	118

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - September 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Edmonton City	1,004	420	13	6	1,913	744	1,356	1,167
Beaumont Town	4	42	0	0	0	0	0	104
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	4	0	12	0	0	0	0	71
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	73	86	64	0	0	0	14	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	11	16	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	45	93	0	0	0	92	247	0
St. Albert City	7	0	0	0	0	0	150	428
Stony Plain Town	15	14	0	0	0	0	0	34
Strathcona County	20	37	0	0	0	0	208	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	36
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	1,183	708	89	6	1,913	836	1,975	1,840

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market September 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2015	Sept 2014	Sept 2015	Sept 2014	Sept 2015	Sept 2014	Sept 2015	Sept 2014
Edmonton City	498	425	688	105	128	120	1,314	650
Beaumont Town	7	16	0	0	0	0	7	16
Calmar Town	6	0	0	0	0	0	6	0
Devon Town	1	0	0	0	0	0	1	0
Fort Saskatchewan City	51	37	0	0	5	0	56	37
Gibbons Town	1	2	0	0	0	0	1	2
Leduc City	5	17	17	14	14	0	36	31
Leduc County	26	9	0	0	0	0	26	9
Morinville Town	6	2	0	0	0	0	6	2
Parkland County	6	7	0	0	0	0	6	7
Spruce Grove City	41	11	4	0	0	0	45	11
St. Albert City	12	7	0	2	0	0	12	9
Stony Plain Town	15	2	0	0	0	0	15	2
Strathcona County	28	36	4	6	64	0	96	42
Sturgeon County	10	5	0	0	0	0	10	5
Remainder of the CMA	7	1	0	0	0	0	7	1
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	720	577	713	127	211	120	1,644	824

Table 3.5: Completions by Submarket and by Intended Market January - September 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Edmonton City	5,203	4,161	2,657	1,156	1,373	1,179	9,233	6,496
Beaumont Town	131	183	0	0	0	104	131	287
Calmar Town	21	17	0	0	0	0	21	17
Devon Town	5	2	0	0	0	0	5	2
Fort Saskatchewan City	289	251	11	2	12	71	312	324
Gibbons Town	7	17	0	0	0	0	7	17
Leduc City	347	318	36	29	78	0	461	347
Leduc County	120	70	0	0	0	0	120	70
Morinville Town	68	45	8	4	0	0	76	49
Parkland County	117	154	0	0	0	0	117	154
Spruce Grove City	443	428	22	107	247	0	712	535
St. Albert City	168	131	27	34	150	428	345	593
Stony Plain Town	119	85	15	14	0	34	134	133
Strathcona County	240	238	61	65	208	0	509	303
Sturgeon County	96	90	0	0	0	0	96	90
Remainder of the CMA	21	20	0	0	0	36	21	56
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	7,395	6,210	2,837	1,411	2,068	1,852	12,300	9,473

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
September 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $699,999		$700,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
September 2015	36	11.2	65	20.2	115	35.8	42	13.1	63	19.6	321	550,000	615,247
September 2014	77	23.3	91	27.6	81	24.5	47	14.2	34	10.3	330	495,000	547,858
Year-to-date 2015	354	10.1	803	22.9	1,074	30.7	564	16.1	708	20.2	3,503	550,000	625,482
Year-to-date 2014	634	21.0	960	31.8	777	25.8	278	9.2	368	12.2	3,017	495,000	553,451
Beaumont Town													
September 2015	1	20.0	0	0.0	1	20.0	2	40.0	1	20.0	5	0	615,438
September 2014	1	20.0	4	80.0	0	0.0	0	0.0	0	0.0	5	0	437,220
Year-to-date 2015	15	15.2	30	30.3	31	31.3	19	19.2	4	4.0	99	515,000	520,242
Year-to-date 2014	16	14.0	52	45.6	38	33.3	5	4.4	3	2.6	114	472,500	487,284
Calmar Town													
September 2015	5	83.3	1	16.7	0	0.0	0	0.0	0	0.0	6	0	392,925
September 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2015	15	75.0	3	15.0	2	10.0	0	0.0	0	0.0	20	0	397,211
Year-to-date 2014	16	100.0	0	0.0	0	0.0	0	0.0	0	0.0	16	0	339,066
Devon Town													
September 2015	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	0	0
September 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2015	0	0.0	0	0.0	2	66.7	0	0.0	1	33.3	3	0	0
Year-to-date 2014	1	20.0	3	60.0	1	20.0	0	0.0	0	0.0	5	0	0
Fort Saskatchewan City													
September 2015	4	18.2	7	31.8	6	27.3	1	4.5	4	18.2	22	505,000	575,223
September 2014	10	41.7	9	37.5	5	20.8	0	0.0	0	0.0	24	420,000	429,613
Year-to-date 2015	26	15.3	72	42.4	40	23.5	19	11.2	13	7.6	170	480,000	517,321
Year-to-date 2014	34	19.5	81	46.6	38	21.8	11	6.3	10	5.7	174	460,000	497,034
Gibbons Town													
September 2015	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	0	0
September 2014	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	0	0
Year-to-date 2015	3	42.9	4	57.1	0	0.0	0	0.0	0	0.0	7	0	0
Year-to-date 2014	15	88.2	2	11.8	0	0.0	0	0.0	0	0.0	17	0	384,500
Leduc City													
September 2015	4	33.3	4	33.3	2	16.7	2	16.7	0	0.0	12	470,000	475,847
September 2014	1	9.1	6	54.5	4	36.4	0	0.0	0	0.0	11	460,000	461,146
Year-to-date 2015	58	28.6	79	38.9	48	23.6	13	6.4	5	2.5	203	450,000	465,220
Year-to-date 2014	80	40.6	62	31.5	42	21.3	12	6.1	1	0.5	197	415,000	434,914
Leduc County													
September 2015	7	26.9	4	15.4	4	15.4	4	15.4	7	26.9	26	1,020,000	564,197
September 2014	1	14.3	2	28.6	0	0.0	3	42.9	1	14.3	7	0	550,891
Year-to-date 2015	32	26.4	22	18.2	19	15.7	15	12.4	33	27.3	121	515,000	552,779
Year-to-date 2014	9	13.0	18	26.1	10	14.5	20	29.0	12	17.4	69	600,000	566,284
Morinville Town													
September 2015	2	33.3	4	66.7	0	0.0	0	0.0	0	0.0	6	0	416,317
September 2014	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	0	0
Year-to-date 2015	28	49.1	24	42.1	4	7.0	1	1.8	0	0.0	57	410,000	417,759
Year-to-date 2014	20	43.5	23	50.0	3	6.5	0	0.0	0	0.0	46	440,000	418,879

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
September 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $699,999		$700,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
September 2015	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	0	0
September 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2015	5	11.4	2	4.5	1	2.3	5	11.4	31	70.5	44	800,000	848,428
Year-to-date 2014	9	15.0	4	6.7	4	6.7	7	11.7	36	60.0	60	780,000	816,797
Spruce Grove City													
September 2015	6	26.1	7	30.4	6	26.1	2	8.7	2	8.7	23	490,000	503,513
September 2014	1	10.0	7	70.0	1	10.0	0	0.0	1	10.0	10	472,500	477,777
Year-to-date 2015	53	20.5	97	37.5	64	24.7	27	10.4	18	6.9	259	490,000	502,851
Year-to-date 2014	58	30.2	75	39.1	36	18.8	16	8.3	7	3.6	192	450,000	464,712
St. Albert City													
September 2015	0	0.0	1	6.3	2	12.5	6	37.5	7	43.8	16	1,380,000	755,733
September 2014	0	0.0	0	0.0	0	0.0	3	50.0	3	50.0	6	0	702,883
Year-to-date 2015	0	0.0	12	8.3	33	22.9	28	19.4	71	49.3	144	700,000	713,616
Year-to-date 2014	2	1.6	12	9.8	40	32.5	37	30.1	32	26.0	123	615,000	655,012
Stony Plain Town													
September 2015	5	50.0	2	20.0	2	20.0	0	0.0	1	10.0	10	830,000	479,091
September 2014	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	0	0
Year-to-date 2015	17	27.4	27	43.5	10	16.1	4	6.5	4	6.5	62	450,000	480,532
Year-to-date 2014	16	29.1	16	29.1	14	25.5	0	0.0	9	16.4	55	490,000	534,148
Strathcona County													
September 2015	0	0.0	3	16.7	10	55.6	2	11.1	3	16.7	18	550,000	640,222
September 2014	1	6.3	1	6.3	7	43.8	0	0.0	7	43.8	16	552,500	949,938
Year-to-date 2015	4	2.2	43	23.8	72	39.8	13	7.2	49	27.1	181	560,000	717,432
Year-to-date 2014	6	3.4	34	19.2	75	42.4	27	15.3	35	19.8	177	555,000	740,937
Sturgeon County													
September 2015	0	0.0	0	0.0	1	12.5	1	12.5	6	75.0	8	0	820,000
September 2014	2	50.0	0	0.0	0	0.0	0	0.0	2	50.0	4	0	668,750
Year-to-date 2015	10	11.8	15	17.6	20	23.5	14	16.5	26	30.6	85	590,000	625,795
Year-to-date 2014	13	15.7	11	13.3	17	20.5	20	24.1	22	26.5	83	590,000	628,590
Remainder of the CMA													
September 2015	1	33.3	2	66.7	0	0.0	0	0.0	0	0.0	3	0	0
September 2014	2	66.7	0	0.0	0	0.0	1	33.3	0	0.0	3	0	0
Year-to-date 2015	9	64.3	2	14.3	0	0.0	1	7.1	2	14.3	14	0	0
Year-to-date 2014	8	50.0	2	12.5	1	6.3	3	18.8	2	12.5	16	0	631,250
First Nations													
September 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
September 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Edmonton CMA													
September 2015	71	14.8	101	21.0	149	31.0	62	12.9	97	20.2	480	540,000	603,069
September 2014	100	23.8	120	28.6	98	23.3	54	12.9	48	11.4	420	490,000	552,245
Year-to-date 2015	629	12.7	1,235	24.8	1,420	28.6	723	14.5	965	19.4	4,972	540,000	606,551
Year-to-date 2014	937	21.5	1,355	31.1	1,096	25.1	436	10.0	537	12.3	4,361	495,000	552,115

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units September 2015						
Submarket	Sept 2015	Sept 2014	% Change	YTD 2015	YTD 2014	% Change
Edmonton City	615,247	547,858	12.3	625,482	553,451	13.0
Beaumont Town	615,438	437,220	40.8	520,242	487,284	6.8
Calmar Town	392,925	-	n/a	397,211	339,066	17.1
Devon Town	-	-	n/a	-	-	n/a
Fort Saskatchewan City	575,223	429,613	33.9	517,321	497,034	4.1
Gibbons Town	-	-	n/a	-	384,500	n/a
Leduc City	475,847	461,146	3.2	465,220	434,914	7.0
Leduc County	564,197	550,891	2.4	552,779	566,284	-2.4
Morinville Town	416,317	-	n/a	417,759	418,879	-0.3
Parkland County	-	-	n/a	848,428	816,797	3.9
Spruce Grove City	503,513	477,777	5.4	502,851	464,712	8.2
St. Albert City	755,733	702,883	7.5	713,616	655,012	8.9
Stony Plain Town	479,091	-	n/a	480,532	534,148	-10.0
Strathcona County	640,222	949,938	-32.6	717,432	740,937	-3.2
Sturgeon County	820,000	668,750	22.6	625,795	628,590	-0.4
Remainder of the CMA	-	-	n/a	-	631,250	n/a
First Nations	-	-	n/a	-	-	n/a
Edmonton CMA	603,069	552,245	9.2	606,551	552,115	9.9

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Edmonton
September 2015

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2014	January	987	-8.2	1,565	2,282	2,538	61.7	343,545	6.2	353,907
	February	1,254	-3.6	1,579	2,178	2,362	66.9	357,061	6.8	359,851
	March	1,748	6.3	1,666	2,950	2,618	63.6	358,464	2.2	354,170
	April	2,098	14.1	1,653	3,436	2,701	61.2	362,586	3.9	354,615
	May	2,235	3.9	1,711	3,869	2,718	63.0	368,345	5.0	356,736
	June	2,188	6.6	1,673	3,384	2,654	63.0	367,489	4.0	358,590
	July	2,081	-2.6	1,663	3,102	2,660	62.5	359,574	4.1	356,914
	August	1,736	-1.0	1,756	2,619	2,614	67.2	362,418	3.9	361,408
	September	1,778	3.9	1,684	2,519	2,480	67.9	367,381	5.0	365,470
	October	1,611	-4.2	1,704	2,334	2,661	64.0	359,579	8.2	367,794
	November	1,280	-0.9	1,784	1,590	2,638	67.6	377,885	11.2	385,964
	December	861	-6.0	1,420	1,052	2,672	53.1	355,666	2.5	364,573
2015	January	763	-22.7	1,298	2,622	2,997	43.3	368,973	7.4	379,006
	February	1,044	-16.7	1,326	2,731	2,943	45.1	359,392	0.7	365,258
	March	1,641	-6.1	1,471	3,578	2,974	49.5	371,118	3.5	365,436
	April	1,820	-13.3	1,495	3,788	2,960	50.5	373,526	3.0	367,011
	May	1,999	-10.6	1,604	3,718	2,761	58.1	377,519	2.5	365,888
	June	2,244	2.6	1,595	3,679	2,750	58.0	375,622	2.2	366,427
	July	2,018	-3.0	1,638	3,555	2,976	55.0	369,273	2.7	367,095
	August	1,684	-3.0	1,614	3,259	3,156	51.1	366,286	1.1	365,142
	September	1,632	-8.2	1,544	3,111	3,108	49.7	363,847	-1.0	362,774
	October									
	November									
	December									
	Q3 2014	5,595	-0.1		8,240			362,937	4.3	
	Q3 2015	5,334	-4.7		9,925			366,670	1.0	
	YTD 2014	16,105	2.8		26,339			362,129	4.5	
	YTD 2015	14,845	-7.8		30,041			370,423	2.3	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
September 2015

		Interest Rates			NHPI, Total, Edmonton CMA 2007=100	CPI, 2002 =100	Edmonton Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2014	January	595	3.14	5.24	90.8	129.6	736	5.4	73.6	1,068
	February	595	3.14	5.24	90.9	130.4	740	4.9	73.4	1,076
	March	581	3.14	4.99	90.9	132.5	743	4.7	73.4	1,070
	April	570	3.14	4.79	90.7	131.9	747	4.9	73.7	1,068
	May	570	3.14	4.79	91.0	132.1	745	5.4	73.7	1,068
	June	570	3.14	4.79	91.1	132.1	745	5.6	73.6	1,068
	July	570	3.14	4.79	91.1	132.4	744	5.4	73.1	1,066
	August	570	3.14	4.79	91.3	132.2	741	5.3	72.6	1,063
	September	570	3.14	4.79	91.5	132.3	740	5.4	72.4	1,072
	October	570	3.14	4.79	91.5	132.8	744	5.3	72.6	1,072
	November	570	3.14	4.79	91.6	131.9	745	5.2	72.5	1,065
	December	570	3.14	4.79	91.6	131.1	748	4.8	72.3	1,058
2015	January	570	3.14	4.79	91.4	130.5	749	4.8	72.3	1,056
	February	567	2.89	4.74	91.6	131.6	754	4.8	72.7	1,060
	March	567	2.89	4.74	91.5	132.6	756	5.3	73.0	1,065
	April	561	2.89	4.64	91.5	132.8	754	5.8	73.2	1,076
	May	561	2.89	4.64	91.6	133.3	751	6.3	73.1	1,103
	June	561	2.89	4.64	91.5	134.1	753	5.9	72.8	1,113
	July	561	2.89	4.64	91.5	134.1	753	5.7	72.4	1,115
	August	561	2.89	4.64	91.5	134.7	756	5.5	72.4	1,109
	September	561	2.89	4.64		134.4	760	5.9	73.0	1,105
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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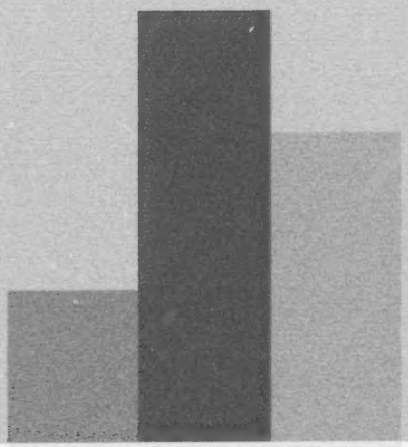

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